



CITY OF SUNNYVALE ADMINISTRATIVE HEARING

**MINUTES
Wednesday, May 25, 2005**

2005-0328 - Application for a Variance from Sunnyvale Municipal Code (SMC) section 19.34.030 for a side yard setback of 3 feet to a new detached garage where 5'-10" is required. The property is located at **831 Dwight Avenue** (near N. Fair Oaks Avenue) in an R-0 (Low Density Residential) Zoning District. (APN: 205-46-055) KD

In attendance: Tim Roehrl, Owner/Applicant; Trudi Ryan, Administrative Hearing Officer, Ryan Kuchenig, Project Planner; Luis Uribe, Recording Secretary.

Ms. Trudi Ryan, Administrative Hearing Officer, on behalf of the Director of Community Development, explained the format that would be observed during the public hearing.

Ms. Ryan announced the subject application.

Kelly Diekmann, Project Planner, stated that the applicant proposed to construct a new one car detached garage in the rear of an existing home. The garage is proposed 3 feet from the west property line where 5'10" is required per the zoning code to meet total setback requirements of 12 feet and 4 feet is required to meet minimum requirements. Staff could make the variance findings and recommended approval. Ms. Ryan asked about other siting options and clarified the findings. Mr. Diekmann explained the options and findings.

Ms. Ryan opened the public hearing.

Tim Roehrl, Owner/Applicant, confirmed that he had received and reviewed the staff report. He submitted a letter from his neighbor who is in support of the project. The applicant did try designing the garage in different locations of the property but it became too constraining with the neighbors lot.

Ms. Ryan closed the public hearing.

Ms Ryan approved the variance with the findings and Conditions of Approval provided by staff.

Ms. Ryan stated that the decision is final unless appealed to the Planning Commission with payment of the appeal fee within the 15-day appeal period.

The meeting was adjourned at 2:13p.m.

Minutes approved by:

Trudi Ryan, Planning Officer